

GIS REGISTRY INFORMATION

SITE NAME: URBAN TELEPHONE

BRRTS #: 03-69-001421

CLOSURE DATE: 10/07/2002

STREET ADDRESS: 229 N. MAIN STREET

CITY: MARION

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 608043 Y= 467153

OFF-SOURCE CONTAMINATION (>ES): ☐ Yes ☒ No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

SOIL CONTAMINATION >GENERIC OR SITE-SPECIFIC RCL: ☐ Yes ☒ No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

IF YES, STREET ADDRESS 2: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: ☐ Yes ☒ No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties

County Parcel ID number, if used for county, for all affected properties

Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or site-specific residual contaminant levels.

Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)

Tables of Latest Soil Analytical Results (no shading or cross-hatching)

X
X
X
X
X

Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy).
The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**

GW: Table of water level elevations, with sampling dates, and free product noted if present

GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

SOIL: Latest horizontal extent of contamination exceeding generic or site-specific RCLs, with one contour.

Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)

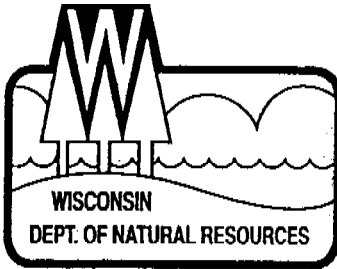
RP certified statement that legal descriptions are complete and accurate

Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure.*

X
X
X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Department of Natural Resources
Oshkosh Office
625 E. County Rd. Y, Suite 700
Oshkosh, WI 54901
Telephone 920-424-3050
FAX 920-424-4404

October 7, 2002

Frontier Communications/Urban Telephone Property
City of Marion, Attorney Michael Meyer
111 Grant Street, PO Box 178
Marion WI 54950

SUBJECT: Final Case Closure By Closure Committee
Urban Telephone, WDNR BRRTS #: 03-69-001421

Dear Mr. Meyer:

On September 9, 1999 your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On September 20, 1999, you were notified that the Closure Committee had granted conditional closure to this case.

On September 09, 2002 the Department received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that your case meets the screening criteria of s. NR 746.07 or s. NR 746.08, Wis. Adm. Code, and the requirements of ch. NR 726, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-303-5435.

Sincerely,

Cheryl Laatsch
Hydrogeologist
Bureau for Remediation & Redevelopment

COPY

565328

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

RECEIVED
OCT 11 1999

DOCUMENT NO.

Frontier Communications of Wisconsin, Inc.
corporation, quit-claims to the City of Marion, an incorporated municipality
under the laws of the State of Wisconsin.

Ans'd

REGISTERS OFFICE
WAUPACA COUNTY WI
RECEIVED FOR RECORD

OCT 17 1997

At 8:00 o'clock A M and recorded
In Vol. 877 Page 32
[Signature]

the following described real estate in Waupaca County, State of Wisconsin:

Lot 1 in Block 8 of the Original Plat of the Village (now City) of Marion, according to the recorded plat thereof.

ALSO, the North 1/2 of Lot 2 in Block 8 of the Original Plat of the Village (now City) of Marion, according to the recorded plat thereof.

ALSO, part of Lots 5 and 6 in Block 8 of the Original Plat of the Village (now City) of Marion, according to the recorded plat thereof, bounded by a line commencing at the South line of Clinton Street at the Northwest corner of Lot 1 in Block 8, thence South parallel with West line of Lots 1 and 2, 90 feet to Clinton Street, thence East 40.2 feet to place of beginning.

This Quit Claim is subject to the terms and condition of that certain Environmental Indemnity Agreement executed between the parties hereto and such agreement is incorporated into this deed as though fully set forth herein.

RETURN TO

Michael C. Meyer
Attorney at Law
125 N. Main St., P.O. Box 178
Marion, WI 54950

Tax Parcel No: ³²02 72 48 ~~3248~~; 02 72 49 ~~3248~~;
³²02 72 50 ~~3248~~; 02 72 59 ~~3248~~

This is not homestead property.

FEE
3 EXEMPT

Dated this 14 day of October, 1997.

FRONTIER COMMUNICATIONS OF WISCONSIN, INC.

[Signature]
*Todd C. Schafer, President (SEAL)

[Signature]
*Barbara J. LaVerdi, Assistant Secretary (SEAL)

____ (SEAL)

____ (SEAL)

AUTHENTICATION

Signature of Todd C. Schafer authenticated this 14 day of October, 1997

[Signature]
*Michael C. Meyer

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Michael C. Meyer, Attorney at Law
P.O. Box 178, Marion, WI 54950-0178

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
County.)

Personally came before me this _____ day of October, 1997, the above named Todd C. Schafer to me known to be the person who executed the foregoing instrument and acknowledge the same.

*
Notary Public, _____ County, Wisconsin.
My Commission is permanent. (If not, state expiration date: _____, 19____)

*Names of persons signing in any capacity should be typed or printed below their signatures

650431



Document Number

GROUNDWATER USE RESTRICTION

COPY

URBAN Telephone

03-69-00421 17
WAUPACA COUNTY
RECEIVED FOR RECORD

AUG 28 2002

AT 8 O'CLOCK A.M. ~~PM~~
GEORGE E. JORGENSEN
REGISTER OF DEEDS *ef*
(4)

Declaration of Restrictions

In Re: Lot 1 in Block 8 of the Original Plat of the Village
(now City) of Marion, according to the recorded plat thereof.

ALSO, the North 1/2 of Lot 2 in Block 8 of the Original Plat
Village (now City) of Marion, according to the recorded plat
thereof.

ALSO, parts of Lots 5 and 6 in Block 8 of the Original Plat
of the Village (now City) of Marion, according to the
recorded plat thereof, bounded by a line commencing at the
South line of Clinton Street at the Northwest corner of Lot 1
in Block 8, thence South parallel with West line of Lots 1
and 2, 90 feet to Clinton Street, thence East 40.2 feet to place
of beginning.

Waupaca County, State of Wisconsin

STATE OF WISCONSIN)
) ss
COUNTY OF WAUPACA)

Recording Area

Name and Return Address

City of Marion
P.O. Box 127
Marion, WI 54950-0127

32-02-72-48, 32-02-72-49
32-02-72-50, 32-02-72-51
32-02-72-59, 32-02-72-60

Parcel Identification Number (PIN)

WHEREAS, the City of Marion is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property.
Petroleum contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement
standards existed on this property at the following location(s) on the following date(s):
Benzene at 10 micrograms per liter (ug/L) at MW-3 on April 27, 1999. Location of MW-
3 is shown on Figure 1, attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property
restrictions which will make it unnecessary to conduct further groundwater or soil
remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural
Resources to remediate groundwater contamination exceeding ch. NR 140 groundwater
standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking
water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR
812, Wis. Adm. Code. Special well construction standards or water treatment
requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

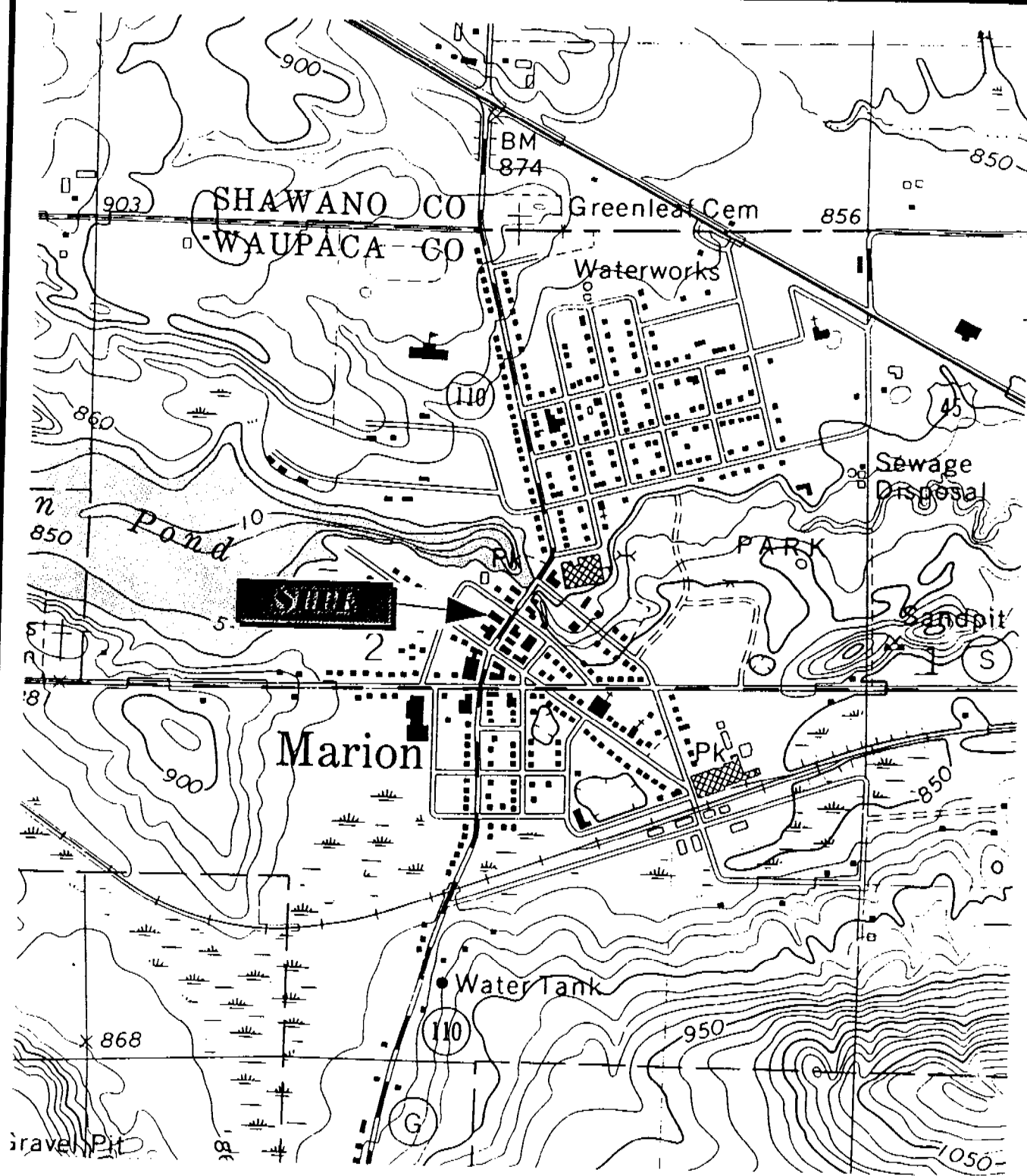
By signing this document, John P. Hamilton asserts that he/she is duly authorized to sign this document on behalf of the City of Marion.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 22nd day of August, 2002

Signature: John P. HamiltonPrinted Name: John P. HamiltonTitle: MayorSubscribed and sworn to before me
this 27th day of August, 2002.Elizabeth P. KunkNotary Public, State of WisconsinMy commission 6-8-03

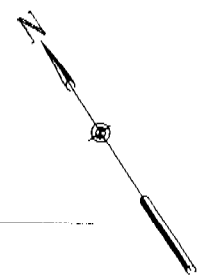
This document was drafted by the Wisconsin Department of Natural Resources.

[illegible]

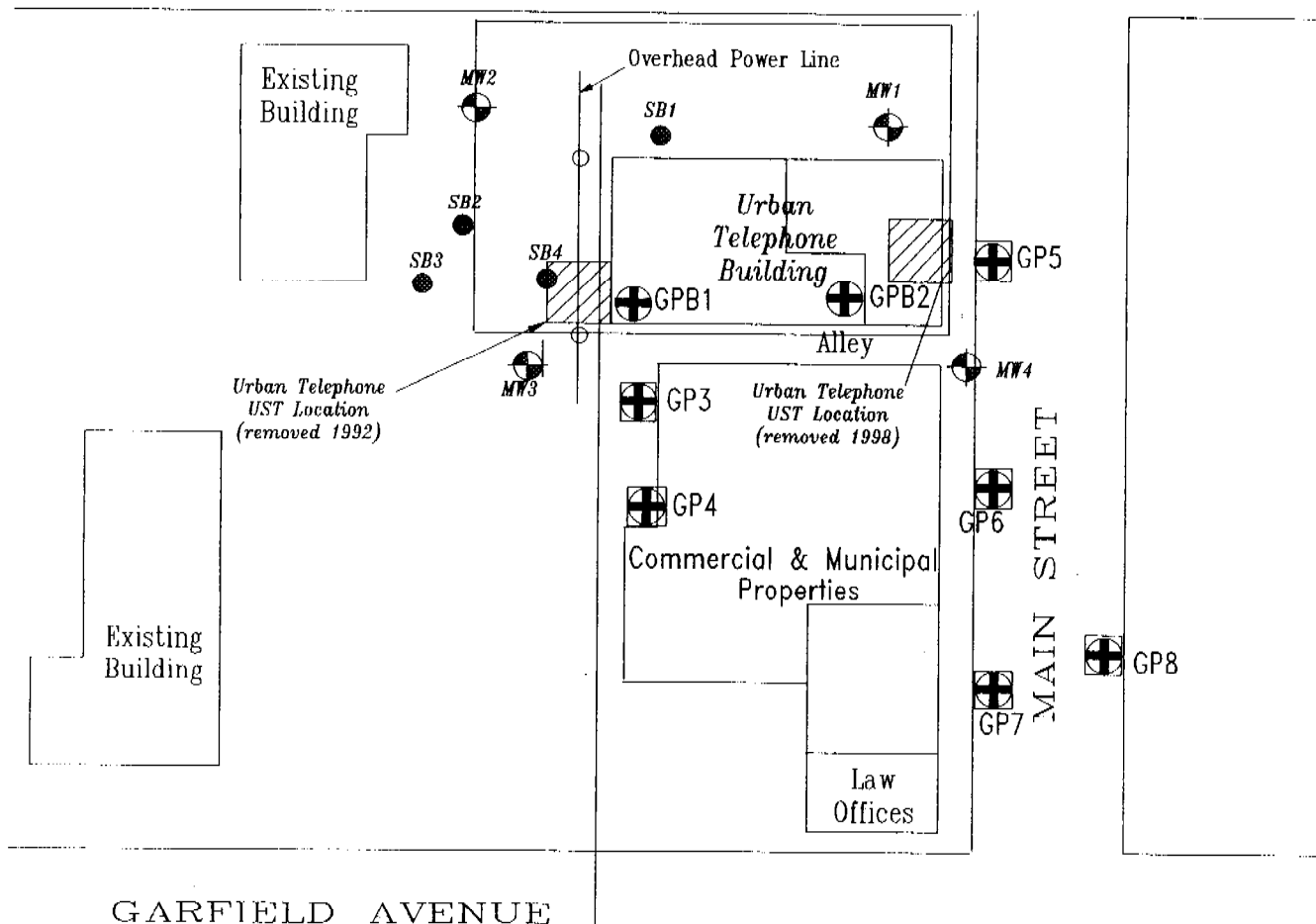


NOTE: Taken from the
MARION, WIS.
7.5 Minute USGS
Topographic Map, 1982

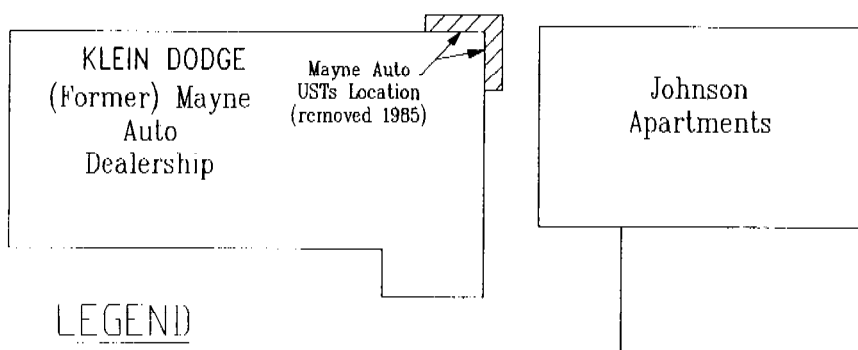
URBAN TELEPHONE UST - MARION, WISCONSIN	
FIGURE 1 SITE LOCATION MAP	
SCALE: 1" = 1000'	DATE: 7/24/95
Environmental Compliance Consultants, Inc.	BY: T. Feltz







PERRY STREET



GARFIELD AVENUE



LEGEND

-  Geoprobe Boring Locations (11-30-94)
-  Geoprobe Boring Locations (06-13-94)
-  Monitoring Well Locations
-  Soil Boring Locations Installed 11-2-93

URBAN TELEPHONE UST - MARION, WISCONSIN

FIGURE 1
Monitoring Well and Boring Locations

SCALE: 1 IN = 60 FT

DATE: revised 7-8-99

Environmental Compliance Consultants, Inc.

BY: T.FELTZ

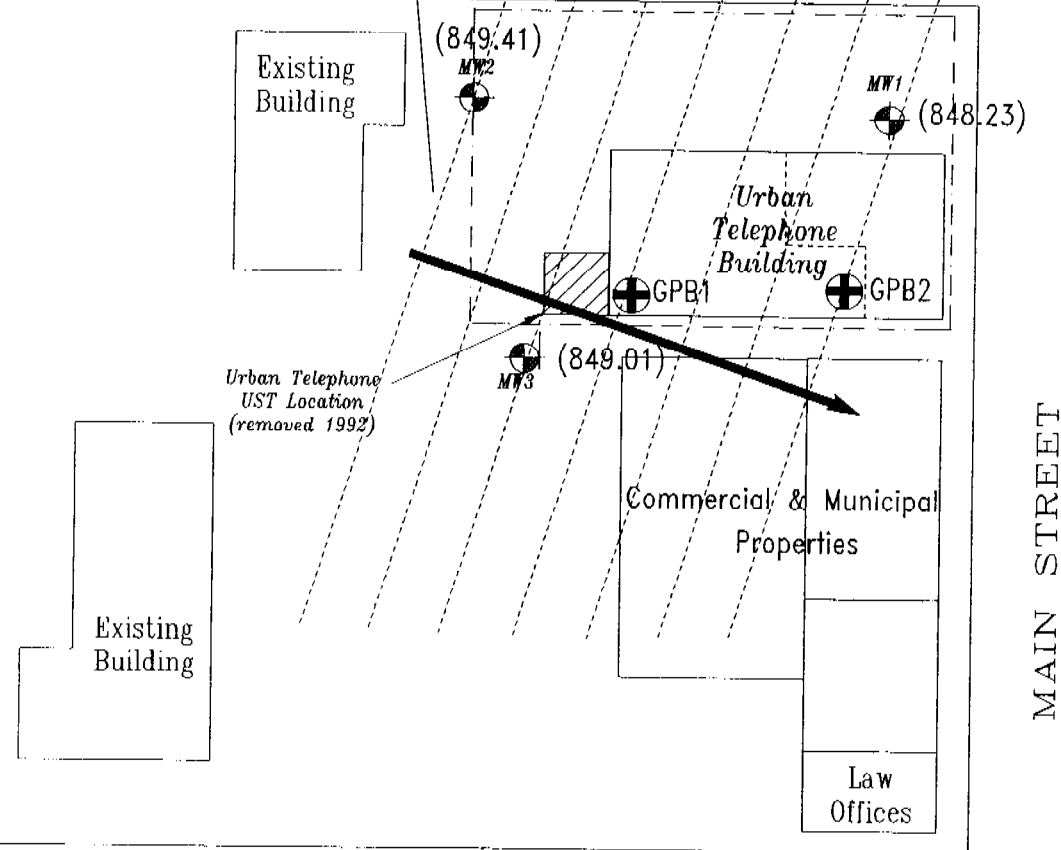
Quarterly Groundwater Contamination Sampling Analytical Results

Urban Telephone LUST Site, Marion, Wisconsin

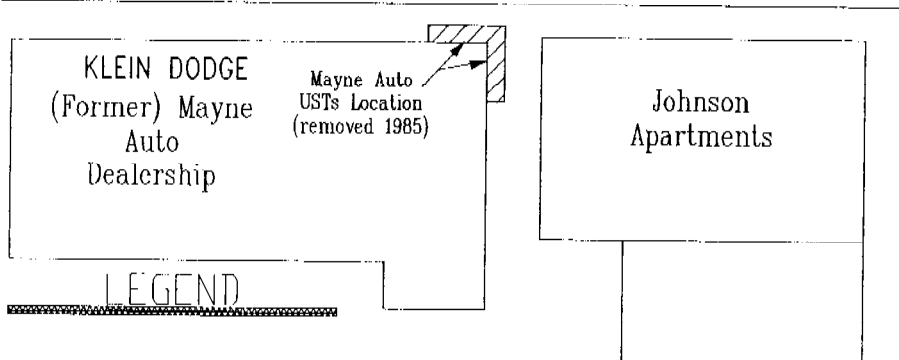
Parameter	NR 140 ES/PAL	MW-3									
		12/13/93	3/17/94	6/13/94	10/32/94	5/23/98	10/20/98	1/21/99	4/27/99		
Fuel Parameters (ppb)											
QRO	NA	91	580	670	330	NT	NT	NT	NT	NT	
PVOC List (ppb)											
Benzene	50/5	<3.0	<1.0	<0.6	<1.0	<0.35	<0.35	<0.35	33	10	
Ethylbenzene	700/140	5.0	3.0	5.7	2.5	3	11	130	130	12	
Xylene	60/12	<1.0	<1.0	<1.0	<1.0	<0.45	<0.45	<0.45	<4.5	<0.94	
Toluene/methylbenzene	480/96*	67	25.2	50	23.2	3.5	32.8	110	110	92	
Total Xylenes	620/124	16	11.9	21.2	5.6	4.7	22	73.0	73.0	58	
Toluene	343/68.6	<5.0	1.3	3.6	<1.0	1.8	2.1	130	130	2.7	
Metals (ppb)											
Lead	15/1.5	<1	NT	NT	NT	NT	NT	NT	NT	NT	
Note:											
1. This table was derived from lab reports enclosed as appendices in this, and previous reports. See lab report for review of this data.											
2. All results are presented in micrograms per liter (µg/l), which is equivalent to parts per billion (ppb).											
3. "NT" means the parameter was not tested. "NA" means NOT Applicable. "<" means concentration was below run detection limits.											
4. Values in Bold exceed the NR 140 preventative action limit (PAL). Values in Bold and shaded exceed the enforcement standards (ES).											

GROUNDWATER FLOW DIRECTION for October 12, 1994

PERRY STREET



GARFIELD AVENUE



LEGEND

- Watertable Contour Line
- Groundwater Flow Direction
- ⊕ Geoprobe Boring Locations (06-13-94)
- ⊙ Monitoring Well Locations Installed 11-2-93

URBAN TELEPHONE UST - MARION, WISCONSIN

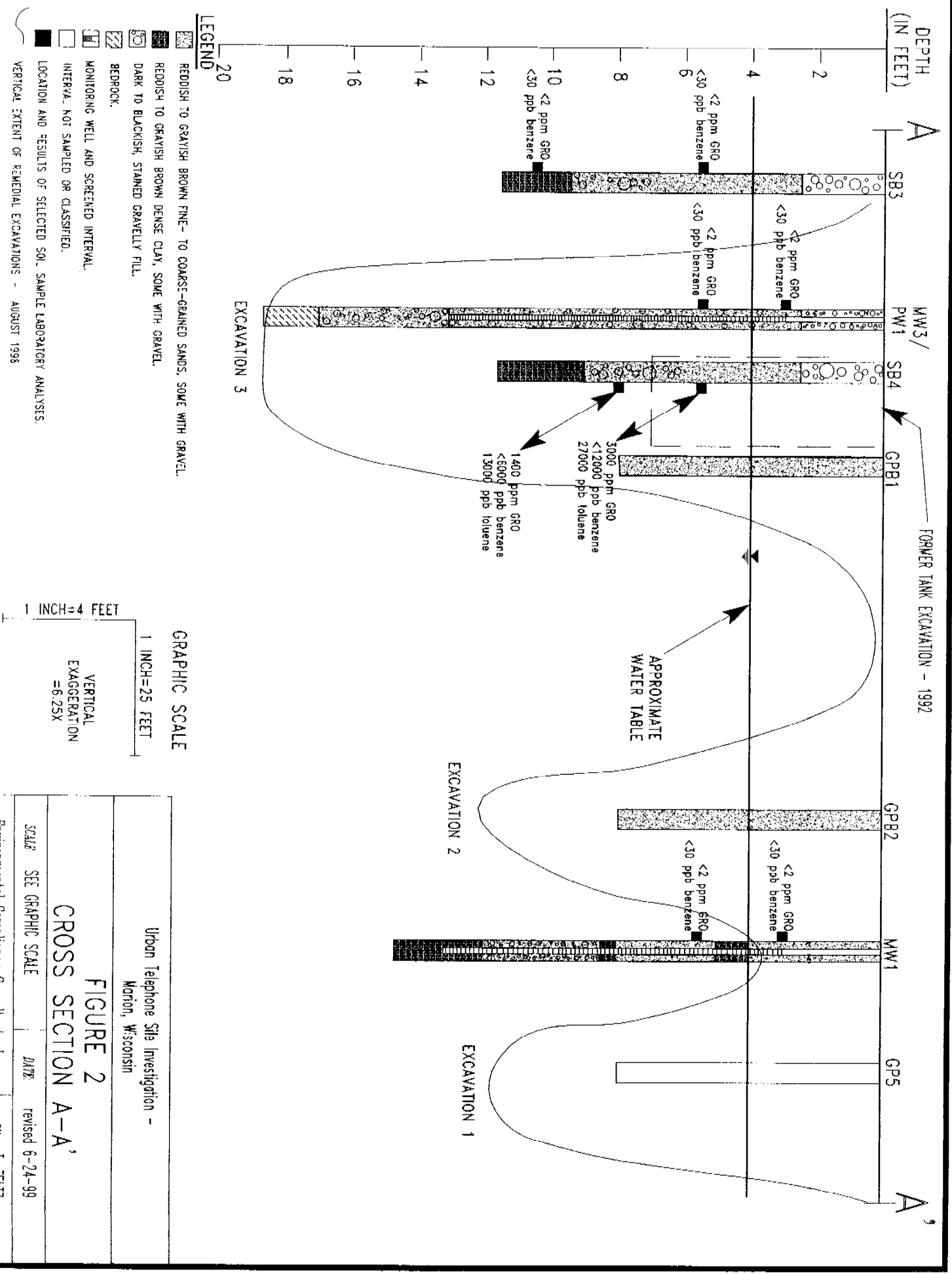
FIGURE 4
WATER TABLE CONFIGURATION 10/12/94

SCALE: 1 IN = 60 FT

DATE: 7-24-95

Environmental Compliance Consultants, Inc

BY: T.FELTZ



Urban Telephone Site Investigation -
Morion, Wisconsin

FIGURE 2

CROSS SECTION A-A'

SCALE SEE GRAPHIC SCALE

DATE revised 6-24-99

BY: L. FELTZ

Environmental Compliance Consultants, Inc.